

Minutes and Actions of the Manchester Board of Assessment Appeals
(Page 1 of 14)



Date of Meeting: Thursday, March 2, 2017

Members and Alternates present: David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, Tim Bergin and Aprill Shines

Members and Alternates absent: None

Meeting called to order at 6:30 PM

Old Business: N/A

New Business: N/A

Assessment appeals heard/deliberated (all hearings and deliberations were for the 2016 Grand List, except where otherwise stated):

1. Polar Capital Manchester LLC, Personal Property Account # B 00031513 (Personal Property audit, 2014-2016 Grand Lists
Decision: Requested that Assessor's Office staff contact Polar Capital Manchester LLC to schedule another appeal hearing. The BAA felt that the hearing last night focused only on the 2016 Grand List assessment and never really discussed the other two years. In the interest of conducting a hearing on those other two years, they felt it was best to conduct another hearing. John Rainaldi to contact Polar Capital Manchester LLC (Vote 6-0). The second hearing was then conducted at the March 7, 2017 meeting.
March 7, 2017 Hearing Decision at March 15, 2017 meeting:
Based on second hearing, all three years 2014, 2015 and 2016, no change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 2, 2017 meeting
Refer to Minutes & Actions for the March 7, 2017 meeting
Refer to Minutes & Actions for the March 15, 2017 meeting
2. Loren Andreo, 396 Bush Hill Road
Decision: Reduce full market value to \$471,300 (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting

Stephanie Knybel
Don DMP

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3. Nancy Dowhan, 21 Canterbury Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
4. Joseph Gabarre, 58 Cooper Hill Street.
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
5. Allan & Debra Dascanio, 159 Gerald Drive
Decision: Reduce full market value to \$309,000 (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
6. David & Nancy Malick, 175 Gerald Drive
Decision: Reduce full market value to \$325,900 (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
7. Daniel & Mayla Uhlinger, 168 Gerald Drive
Decision: Reduce full market value to \$325,900 (Vote 5-0)
(Timothy Bergin recused himself on this item)
8. Mariana C. Filimon, 100 Vernon Street
Decision: Reduce full market value to \$149,000 (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
9. Anne M. Lukas, 2 Cantone Circle
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
10. Kowalski Family Trust, 34 Cantone Circle
Decision: Reduce full market value to \$274,200 (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting

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11. Donald Lappen, 52 Wadsworth Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 1, 2017
Refer to Minutes & Actions for the March 1, 2017 meeting
12. Robert and Sharon Sekoll, 48 Barnwood Road
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: Reduce full value to \$256,900 (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
13. Olivia J. Golas, (by Attorney David Golas), 267 Boulder Road
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
14. Adam Hickman, 99 Harvest Lane
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
15. George Agnelli, 96 Charter Oak Street
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
16. Dawn Cook, 69 Wells Street
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting

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17. Thomas and Michael Crockett, 22 Glenwood Street
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: Reduce full market value to \$104,600. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
18. Thomas P. Crockett, 46 Foster Street
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
19. 142 Union Street Limited Partnership (by Attorney David Gussak), 275 Progress Drive
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
20. 100 Manchester Realty LLC (by Attorney David Gussak), 100 Sanrico Drive
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
21. 100 Manchester Realty LLC (by Attorney David Gussak), 112 Sanrico Drive
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
22. Mary & Robert Buckland, 9 Fir Grove Road
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting



Handwritten signatures of board members, including names like 'Salk' and 'DMP'.

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23. Mary & Robert Buckland, 9A Thompson Road
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
24. Mary & Robert Buckland, 12B Thompson Road
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
25. David Cormier, 370 Main Street
Tabled at March 2, 2017 meeting
Decision at March 4, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 4, 2017 meeting
26. Bret, LLC, Bruce Beck (by Attorney Matthew Potter)
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 5-0) David Wichman recused himself.
Refer to Minutes & Actions for the March 7, 2017 meeting
27. Jessica M. Mendelson, 98 Princeton Street (by Attorney William R. Broneill)
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
28. Princeton Associates, 143 Florence Street (by attorney William M. Broneill)
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 5-0) David Wichman recused himself.
Refer to Minutes & Actions for the March 7, 2017 meeting

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29. Donna M. Brunoli-Conyers, 2010 Ford E450-Sup. RV
(2015 Supplemental Grand List)
Hearing held March 2, 2017
Decision at March 4, 2017 meeting: Reduce full value to
\$37,950 (Vote 6-0)
A scrivener's error was later found on this appeal form. This
appellant filed appeals on both the 2015 Motor Vehicle
Supplemental Grand List and the 2016 Motor Vehicle Regular
Grand List, and the value in the decision section of the Board
of Assessment Appeals form for this appeal did not match the
values written in the minutes. The Board of Assessment
Appeals reviewed this appeal again at the March 15, 2017
meeting and determined that the minutes were correct, and the
decision section of the Board of Assessment Appeals form was
incorrect.
Decision at March 15, 2017 meeting: Correct full value amount
to \$32,450, incorrectly listed on the 2015 Supplemental List
appeal form. (Vote 5-0)
Refer to Minutes & Actions for the March 4, 2017 meeting
Refer to Minutes & Actions for the March 15, 2017 meeting

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30. Donna M. Brunoli-Conyers, 2010 Ford E450-Sup. RV
(2016 Regular Grand List)
Hearing held March 2, 2017
Decision at March 4, 2017 meeting: Reduce full value to \$32,450 (Vote 6-0)
A scrivener's error was later found on this appeal form. This appellant filed appeals on both the 2015 Motor Vehicle Supplemental Grand List and the 2016 Motor Vehicle Regular Grand List, and the value in the decision section of the Board of Assessment Appeals form for this appeal did not match the values written in the minutes. The Board of Assessment Appeals reviewed this appeal again at the March 15, 2017 meeting and determined that the minutes were correct, and the decision section of the Board of Assessment Appeals form was incorrect.
Decision at March 15, 2017 meeting: Correct full value amount to \$37,950, incorrectly listed on the 2016 Regular List appeal form. (Vote 5-0)
Refer to Minutes & Actions for the March 4, 2017 meeting
Refer to Minutes & Actions for the March 15, 2017 meeting
31. Conyers Commercial Center LLC, 59 Tolland Turnpike
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
32. Ken Vincunas/Edward O'Leary, 394 West Center Street
Tabled at March 2, 2017 meeting
Decision at March 7, 2017 meeting: Reduce full value to \$443,500. (Vote 6-0)
Refer to Minutes & Actions for the March 7, 2017 meeting
33. Marilee French, 25 Linden Street
Tabled at March 2, 2017 meeting
Decision at March 9, 2017 meeting: Reduce full value to \$184,600 (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

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34. Robert & Karen Spada, 306 Kennedy Road
Tabled at March 2, 2017 meeting
Decision at March 9, 2017 meeting: Reduce full value to \$239,900 (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
35. Philip and Judith Edelson, 184 Ludlow Road
Tabled at March 2, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
36. E-Square Investments, LLC (by Chandler Echols), 173 Wetherell Street
Tabled at March 2, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
37. James Cowles, 192 Hartford Road
Tabled at March 2, 2017 meeting
Decision at March 4, 2017 meeting: No change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 4, 2017 meeting
38. Redstone Realty (by Attorney Stanley Falkenstein), 26 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$94,000 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

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39. Redstone Realty (by Attorney Stanley Falkenstein), 219 Garth Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$61,000 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
40. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 6 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$68,700 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
41. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 10 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
42. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 15 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
43. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 19 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to \$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

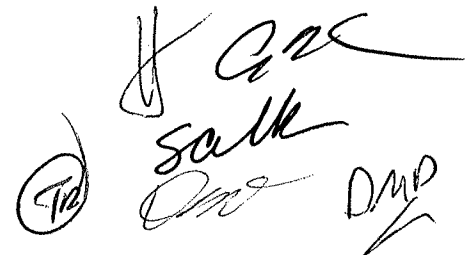
Stanley Falkenstein
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PMP

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44. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
25 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
45. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
29 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
46. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
36 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
47. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
40 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
48. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
56 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

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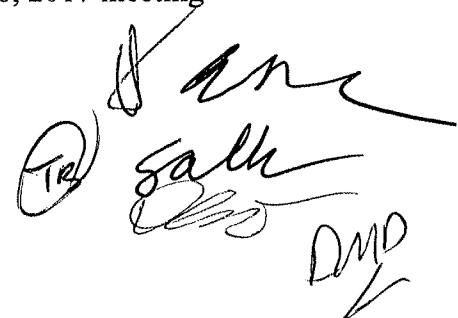
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49. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
60 Collingridge Drive
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
50. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
11 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
51. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
22 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$93,500 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
52. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
25 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
53. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
106 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

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54. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
107 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$95,000 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
55. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
110 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
56. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
111 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
57. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
115 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
58. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
125 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

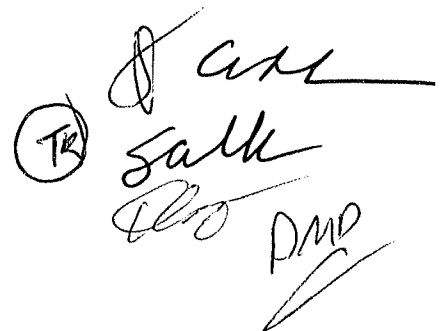
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59. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
129 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
60. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
135 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
61. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
136 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
62. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
139 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
63. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
140 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

Handwritten signatures and initials in the bottom right corner. From top to bottom: a signature that appears to be 'S. Falkenstein', the initials 'TR' inside a circle, the initials 'Salk', the initials 'DMD', and another signature.

- 64. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
165 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

- 65. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
166 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

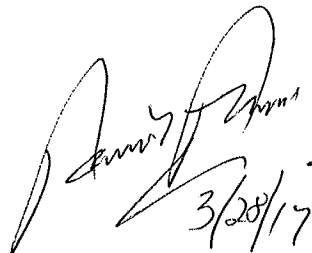
- 66. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
169 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

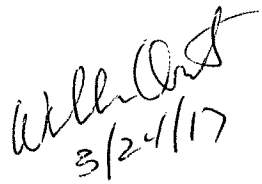
- 67. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
170 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$65,900 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

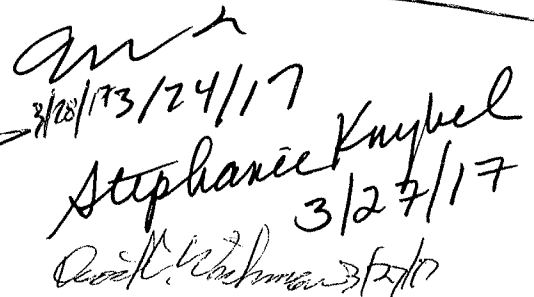

Other business: N/A

Meeting adjourned at 11:00 PM

Respectfully submitted by: William Overton, Secretary


3/28/17


3/24/17


3/28/17
Stephanie Knypel
3/27/17

3/27/17